

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
HADASSAH/CHARLES SUB-PARCEL OF PARCEL 1
PARK PLAZA URBAN RENEWAL PROJECT

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has established an Urban Renewal Plan under Chapter 121B of the General Laws of the State of Massachusetts; and

WHEREAS, the Urban Renewal Plan for the Park Plaza Urban Renewal Area, hereinafter referred to as the "Project Area" has been duly reviewed and approved in full compliance with local and state laws; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and the carrying out of urban renewal projects under Chapter 121B, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Boston Plaza Associates have expressed an interest in and have submitted a satisfactory proposal for the redevelopment of the Hadassah/Charles sub-parcel of Parcel 1 in the Park Plaza Urban Renewal Area:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Boston Plaza Associates be and hereby are tentatively designated as redeveloper of the Hadassah/Charles sub-parcel of Parcel 1 in the Park Plaza Urban Renewal Area subject to the following conditions:
 - (a) The submission by the designee within six (6) months of the date hereof:
 - Design Development Drawings and Outline Specifications
 - Letter of Intent to Proceed
 - (b) Concurrent with the submission of the Letter of Intent to Proceed, the deposit of Five Thousand (\$5,000) Dollars which deposit is intended to indicate the willingness of the designee to proceed.
 - (c) Compliance by the Authority and the Redeveloper with any and all applicable statutes and rules and regulations concerning the protection of the environment including the provisions of the Final Supplemental Environmental Impact Report.
 - (d) The submission by the redeveloper within six (6) months of the date hereof the following material:

- (i) Evidence of the availability of firm financial commitments reasonably satisfactory to the Authority;
 - (ii) Evidence of effective control of all land necessary to assemble redevelopment sub-parcel.
- (e) Compliance with the following schedule subsequent to acceptance by the Authority all items aforementioned in paragraphs (a) and (d):
 - 6 months submission of final working drawings and specifications
 - 30 days execution of Land Disposition Agreement
 - 30 days accept conveyance of relevant property assuming Authority approval of final working drawings and specifications
 - 30 days commence construction
 - 2 years complete construction
- 2. That it is hereby determined that Boston Plaza Associates possess the qualifications and financial resources necessary to acquire and redevelop the land in accordance with the Urban Renewal Plan for the Project Area.
- 3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further that all practicable and feasible means and measures will be utilized to avoid or minimize change to the environment.
- 4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction, whether or not applicable to this development, in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).
- 5. That in the event that the Redeveloper does not comply with any part of the schedule as outlined in aforementioned paragraphs 1(b), 1(d) and 1(e), the tentative designation of the Redeveloper will lapse unless such time as it is extended by the Authority.

PARK PLAZA PROJECT

ARLINGTON/HADASSAH SUB-PARCEL OF PARCEL 1 HOTEL PROPOSAL

Space Program

Facilities

393 rooms with 13'6" x 18', 13'6" x 26' (with bathroom)	3,250 sf
Specialty restaurant (with access from street)	2,400 sf
Coffee shop(with access from plaza)	5,040 sf
Ballroom	4,480 sf
Special purpose meeting rooms	2,250 sf
Retail space along plaza	56,000 sf
Underground parking for 157 cars	

Total Size

Rooms and public space	280,480 sf
Garage	66,706 sf

Cost Estimates

Total development costs have been estimated as follows:

	<u>Total Cost</u>	<u>Cost/Room</u>	<u>Cost/S.F.</u>
Land Acquisition	\$ 3,800	\$ 9,669	\$10.95
Hard costs	19,500	49,618	56.17
Professional fees	2,800	7,125	8.06
Charges until completion	3,400	8,651	9.79
FF&E	4,000	10,178	11.52
Contingency	500	1,272	1.44
Total development costs	<u>\$ 34,000</u>	<u>\$ 86,514</u>	<u>\$97.93</u>

The following additional amounts are budgeted:

Pre-opening	\$ 1,750	\$ 4,453
Cash reserves for working capital and potential initial operating losses	4,250	10,814
Total	\$ 6,000	\$ 15,267
Total project costs	<u>\$ 40,000</u>	<u>\$ 101,781</u>

PLEASE NOTE: THERE IS NO PAGE 4.

PART I

MUD-6004
(9-69)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Boston Plaza Hotel Associates
- b. Address and ZIP Code of Redeveloper: c/o George B.H. Macomber Company
89 Brighton Avenue
Boston, Massachusetts 02134
- c. IRS Number of Redeveloper:
Applied for
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

the Boston Redevelopment Authority

(Name of Local Public Agency)

in the Park Plaza Urban Renewal Project

(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows²

The Hadassah/Charles sub-parcel of Parcel 1

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts

☐ A corporation.

☐ A nonprofit or charitable institution or corporation.

☒ A partnership known as Boston Plaza Hotel Associates

☐ A business association or a joint venture known as

☐ A Federal, State, or local government or instrumentality thereof.

☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
28 June 1978
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$
- b. Cost per dwelling unit of any residential redevelopment. \$
- c. Total cost of any residential rehabilitation \$
- d. Cost per dwelling unit of any residential rehabilitation \$

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
	\$	\$

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We) Boston Plaza Hotel Associates

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: 30 June 1978

Signature

George Macomber

Signature

Title

General Partner

Title

Address and ZIP Code

89 Brighton Ave., Boston, Mass. 02134

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

*
6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking:

a. In banks:

NAME, ADDRESS, AND ZIP CODE OF BANK

AMOUNT

- * Financing to be accomplished by sale of equity interests, first real estate mortgage loan and subordinated loans as described in submission brochure.

b. By loans from affiliated or associated corporations or firms:

NAME, ADDRESS, AND ZIP CODE OF SOURCE

AMOUNT

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OF LIENS

7. Names and addresses of bank references:

First National Bank of Boston - Jamie Stewart, Vice President
New England Merchants National Bank - Mary Kearney, Vice President

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.6. and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

see section 13 of submission brochure

e. Outstanding construction-contract bids of such contractor or builder:

MUD-6001
(9-59)

AWARDING AGENCY

AMOUNT

CATEGORY

None

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor:

see section 13 of submission brochure

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statement referred to in item 4a) are attached hereto and hereby made a part hereof as follows:

None

CERTIFICATION

I (We), Boston Plaza Hotel Associates

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: 30 June 1978

George Macomber

Signature

Signature

General Partner

Title

Title

89 Brighton Ave., Boston, Mass. 02134

Address and ZIP Code

Address and ZIP Code

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
2. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department

Schedule B

Item 10:

- A. 1) Beneficent Housing, Providence, Rhode Island
 FHA # 016-35002 (NPR)
- 2) Mission Park, Boston, Massachusetts
 FHA # 023-35117 (PM-L8)
- 3) Symphony Plaza East, Boston, Massachusetts
 FHA # 023-35137 (PM)
- 4) Symphony Plaza West, Boston, Massachusetts
 FHA # 023-35138 (PM)

- B. Principals of George B.H. Macomber Company
 George Macomber, President
 Kenneth F. Leach, Executive Vice President

July 27, 1978

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: KANE SIMONIAN, SECRETARY

SUBJECT: PARK PLAZA URBAN RENEWAL PROJECT
TENTATIVE DESIGNATION OF REDEVELOPER
FOR HADASSAH/CHARLES SUB-PARCEL OF
PARCEL 1 - HOTEL

As a result of a public offering concerning the development of the Hadassah/Charles sub-parcel, inter alia, in the Park Plaza Urban Renewal Area, the Authority received a strong proposal of interest from Boston Plaza Associates. The proposal has been reviewed by the staff and the prime considerations were architectural treatment including conformity with the strict controls, guidelines and objectives of the Urban Renewal Plan, financial plan including analysis of equity interests, land acquisition plan, marketing strategy, room rates and tax return to the City, and the experience and abilities of the applicant. A summary of the submission is attached for your information and review.

The submission of Boston Plaza Associates is consistent with the objectives of the Authority. The proposal consists of a 393 room luxury hotel, 157 parking spaces in a two level basement, a specialty restaurant and coffee shop, ballroom and meeting room facilities, and retail space fronting the proposed public plaza.

The principals of Boston Plaza Associates are George Macomber, president of George B. H. Macomber Company, a major Boston based construction company (general partner), Melvin L. Cooper (limited partner) and Lex Hotels (limited partner). This team is uniquely adapted to develop the proposal. The George B. H. Macomber Company has for example, constructed the closest equivalent to the proposal in Boston, the Colonnade Hotel, and is at present completing the Quincy Market renovations. Melvin Cooper is a financial consultant who has specialized in hotel developments and the strength of the proposal is enhanced by having the hotel operator, Lex Hotels Inc., also as a limited partner.

The architects for the proposal are John Carl Warnecke Associates of New York and Desmond & Lord of Boston. These architects have worked jointly on many successful projects which include buildings at Logan Airport. John Carl Warnecke has experience in the Park Square area as architects for the Hilton Corporation and the Eastern Gas and Fuel Associates; they have also designed many successful hotels in major

American cities, including the Hilton Hotel Tower in San Francisco and Canal Place in New Orleans.

It is considered that the development team has the expertise, experience and financial resources necessary to successfully and expeditiously undertake and complete the proposed project. Accordingly, it is recommended that the Authority tentatively designate Boston Plaza Associates as Redeveloper of Hadassah/Charles sub-parcel of Parcel 1.

An appropriate resolution is attached, which resolution contains therein several strict conditions of the designation, including, inter alia, submission within six (6) months a Letter of Intent to Proceed, a good faith deposit of Five Thousand (\$5,000) Dollars and Design Development Drawings and Outline Specifications.

Attachment